

# Statement of Common Ground: Thames Water & Affinity Water

BRENT LOCAL PLAN 2020 - 2041  
PLANNING POLICY TEAM

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## Executive Summary

This document is designed to identify and lay out strategic water supply/disposal issues which cannot themselves be wholly managed by the London Boroughs. These require the input and oversight of our high level strategic partners Affinity and Thames Water. In doing so, the Council can ensure that its emerging Local Plan will be produced positively and collaboratively with its partners. This will also assist the inspector during examination in identifying strategic matters and how they have been addressed.

The water supply in Brent is managed by two utility companies, roughly split by the North Circular Road. Thames Water manage the sewerage across the borough. They also manage water supply in the south of the borough. Affinity Water manage water supply in the north of the borough.

This Statement also ensures that the requirements set out in the National Planning Policy Framework (NPPF) have been met. The NPPF states that: *"Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries."*

Detailed matters which are best overseen by our strategic partner organisations, due to their nature, will be addressed in separate documents. This will serve to make the documents more concise for relevant parties, and reduce the number of signatories required for each matter. Separate documents have been prepared for the following strategic partner organisations:

- The Canal and River Trust.
- Transport for London.
- The Environment Agency.

## Sign Off

**Affinity Water** agree to matters referred to in this document as outlined within the 'Strategic Matters' section

Signed.....

Position.....

Date.....

**Thames Water** agree to matters referred to in this document as outlined within the 'Strategic Matters' section

Signed.....

Position..... Head of Property, THAMES WATER

Date..... 19-03-20



## Strategic Geography

- 1.1. The London Borough of Brent (LB Brent) is bordered by the London Boroughs of Barnet, Harrow, Camden, City of Westminster, Kensington and Chelsea, Hammersmith and Fulham, and Ealing. A portion of the south of the borough is within the Old Oak and Park Royal Opportunity Area. The Old Oak and Park Royal Development Corporation (OPDC), a Mayoral Development Corporation (MDC), has been the local planning authority in this part of the borough since 1st April 2015.

## Strategic Matters

### Water

- 1.2. The Mayor, through the London Plan, has set Brent a significant housing target. Brent has responded to this by identifying a number of areas appropriate for residential development. This includes growth areas, site allocations and intensification corridors. Combined, these sites should see over 2,500 homes delivered per year for the next 10 years. In the following 12 years, it currently identifies the potential for an additional 1,800 homes. This is the approximately equivalent of 2 homes for every 5 which currently exist. This is likely to increase demands on existing water infrastructure, both supply and waste water. Such concerns are set to be exacerbated by the predicted outcomes of climate change. Conditions in the south of the UK will become hotter and drier. This is likely to result in a smaller supply of water to an area which already receives some of the lowest levels of rainfall in the UK.
- 1.3. The London Plan seeks to mitigate against increased water stress by increasing our efficient use of water. The new Brent Local Plan reflects this and states that 'for residential development a Water Efficiency Assessment will be required providing evidence the development will meet the target of 105 litres or less per head per day, excluding an allowance of 5 litres or less per head per day for external water use'. This will serve to reduce the impact of new developments upon water supply within Brent.
- 1.4. Thames Water are a water service company providing London with treated water and sewerage infrastructure. Through their commenting on the Regulation 18 stage of the Local Plan, it has been acknowledged that much of the proposed site allocations will require significant water and sewerage infrastructure improvements if they are to come forward sustainably. It has therefore been made clear within the plan that Thames Water be consulted at the earliest possible stage for development proposals within these sites, as was their requirement.
- 1.5. Affinity have identified the need in the longer term for the supply network to be enhanced to support development in the Wembley area. It is currently undertaking work putting a new main beneath the West Coast Mainline to the Wembley Park area to create this capacity.
- 1.6. For sewage Thames Water has clarified that sufficient capacity should now exist at treatments works. It may however be nearing capacity towards the end of the Plan period.

- 1.7. Affinity and Thames Water will continue to work with the local planning authority and developers to ensure that developments are phased to ensure that they are not occupied before any necessary water network and water treatment works upgrades are delivered.

## Engagement

### *Engagement to date*

The information and actions outlined in this statement have been informed by various evidence base documents, and through on-going engagement with Affinity and Thames Water.

### *Engagement going forward*

This statement focuses on the impact of spatial policies within the new Brent Local Plan. The impacts from adjacent London Boroughs will be considered in their respective Statements. This improves the fluidity of the document, allowing it to be updated efficiently whenever necessary.

To ensure continued effective collaboration with the water companies, LB Brent will ensure that the document is updated at appropriate intervals. The information acquired through regular communications, in addition to strategic consultation events.